



Approximate site
for guidance.

1 Drapers Cottages, Heybridge, CM9 4QT O.I.E.O £325,000

THIS UNIQUE RENOVATION PROJECT! THIS THREE BEDROOM SEMI DETACHED HOME IS LOCATED AT THE END OF A NO THROUGH ROAD. Accommodation currently comprises three First Floor bedrooms with far reaching views over local farmland to the rear. The Ground Floor features a Living Room to the front with the Bathroom and Kitchen located at the rear. This property offers tremendous scope to extend, refurbish and improve subject to planning permission! The plot measures approximately 0.12 acres with scope to create further Parking within the frontage. Council Tax: B, EPC: F.



Bedroom 11'0 x 10'2 (3.35m x 3.10m)

Window to front, feature fireplace.

Bedroom 10'11 x 8'10 (3.33m x 2.69m)

Window to rear, feature fireplace.

Bedroom 7'7 x 7'5 (2.31m x 2.26m)

Window to rear.

Landing

Window to front, double storage cupboard. stairs down to:

Kitchen/Dining Room

Window to rear, door to rear, storage heater, range of units, larder cupboard, space for cooker, space and plumbing for washing machine, space for further under counter appliance, sink drainer unit with mixer tap set into work surface, wood effect flooring.

Utility area 7'3 x 3'11 (2.21m x 1.19m)

Window to side, door to:

Bathroom 7'5 x 5'10 (2.26m x 1.78m)

Obscure glazed window to rear, storage heater, panelled bath, low level w.c., pedestal wash hand basin.

Living Room 13'5 x 11'10 (4.09m x 3.61m)

window to front, door to front, door to under stairs cupboard, feature fireplace, storage heater.

Exterior

Plot measures approx. 0.12 acres

Rear Garden

Access to two outbuildings, connected to the rear of the property, mainly laid to lawn, hedging to boundary

Side Garden

Laid to lawn, further timber shed, range of trees and shrubs.

Frontage

Low level fencing to front boundary, pathway to entrance.

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

